



# FOR SALE

90 Station Road

Greenisland, BT38 8UP

Offers over £264,950



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## Offers over £264,950



Situated in the heart of the highly sought-after Greenisland area, this deceptively spacious three-storey home offers generous and versatile accommodation, making it an ideal purchase for growing families seeking both comfort and convenience.

The ground floor provides excellent living space, featuring two bright and welcoming reception rooms, perfect for both everyday family life and entertaining guests. A modern fitted kitchen is complemented by a separate utility room, while a convenient downstairs W/C adds practicality to the layout.

On the first floor, there are three well-proportioned bedrooms along with a stylish family bathroom. The second floor is dedicated to an impressive principal bedroom suite, offering a peaceful retreat complete with its own ensuite bathroom. With four spacious bedrooms and a bathroom on each floor, the property is perfectly suited to modern family living.

Externally, the home continues to impress with a fantastic range of features designed for relaxation and entertaining. The rear garden has been thoughtfully landscaped with low-maintenance artificial grass and a raised decking area, currently home to a wood-fired hot tub. An outdoor seating area with a feature fire pit creates the perfect setting for social gatherings and evenings spent outdoors.

A standout feature of the property is the converted garage, which has been transformed into a superb bar and entertainment area. Complete with its own shower facilities, this versatile space offers endless possibilities, whether used for hosting family and friends, as a games room, home gym, or additional recreational space.

Greenisland remains one of the area's most desirable residential locations, renowned for its excellent schools, strong sense of community and picturesque coastal surroundings. A range of local amenities, shops, churches and leisure facilities are all within walking distance, while the neighbouring towns of Newtownabbey, Jordanstown and Carrickfergus offer further retail, dining and recreational

opportunities. Excellent road and public transport connections, including nearby train and bus services, make commuting to Belfast and beyond both easy and convenient.

Offering spacious accommodation across three floors, exceptional outdoor entertaining space, and a prime location, 90 Station Road presents a fantastic opportunity to acquire a beautiful family home in one of Greenisland's most prestigious and well-connected addresses. Early viewing is highly recommended.

### HALLWAY

15'2 x 9'11 (4.62m x 3.02m)

uPVC front door with feature glazed insets and side panel. Ceramic tiled flooring. Cornice ceiling.

### TOILET

4'9 x 5'5 (1.45m x 1.65m)

White suite comprising low flush W/C. Vanity style sink unit. Tiled flooring. Tiled walls.

### DINING ROOM

16'7 x 12'11 (4.88m 2.13m x 3.66m 3.35m)

Feature wood burning stove with tiled hearth. Wood surround and mantle. Cornice ceiling. Tiled flooring.

### LIVING ROOM

16'7 x 12'11 (4.88m 2.13m x 3.66m 3.35m)

Feature open fire with stone surrounding mantle and hearth. Solid wood flooring. Cornice ceiling. Sliding patio doors to rear garden.

### UTILITY

4'10 x 6'11 (1.47m x 2.11m)

Space for washing machine. Space for fridge freezer. Ceramic flooring. Tiled splashback.

### BEDROOM 2

12'11 x 13'10 (3.66m 3.35m x 4.22m)

### BEDROOM 3

12' 11 x 13' 11 (3.66m 3.35m x 3.96m 3.35m)

### BEDROOM 4

9'5 x 10' (2.87m x 3.05m)

### LANDING

10' 8' 1 (3.05m 2.44m 0.30m)

### BATHROOM

9' 11 x 9'10 (2.74m 3.35m x 3.00m)

White suite comprising paneled bath with mixer taps and handheld shower. Fully enclosed shower unit. Low flush W/C. Vanity style wash hand basin with mixer taps. PVC cladding to walls. Tiled flooring. Access to storage.

### STORAGE

3'11 x 2'9 (1.19m x 0.84m)

### BEDROOM 1

12' 11 x 13' 10 (3.66m 3.35m x 3.96m 3.05m)

Velux windows. Recessed spotlights. Access to eave storage. Built in storage.

### ENSUITE

4'7 x 8'3 (1.40m x 2.51m)

White suite comprising fully enclosed shower unit. Low flush W/C Pedestal wash hand basin with mixer taps. Heated chrome towel rail. Tiled flooring. Tiled walls.

### STORAGE

3'9 x 5'8 (1.14m x 1.73m)

### LANDING

5'9 x 5'8 (1.75m x 1.73m)

### GARAGE/BAR

29'9 x 13'4 (9.07m x 4.06m)

Range of high and low level units. Tiled flooring. Velux window.

Covered outdoor bar area with fire and seating.

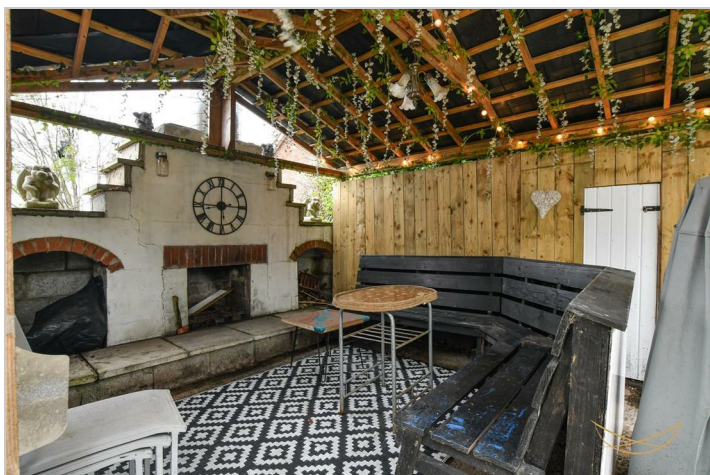
### OUTSIDE

Fully enclosed rear garden with artificial grass and raised decking currently with a wood fired hot tub. Outdoor lighting. Outdoor tap.

Front tarmac finished driveway for multiple vehicles bordered by mature shrubbery.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.



Road Map



Hybrid Map



Terrain Map



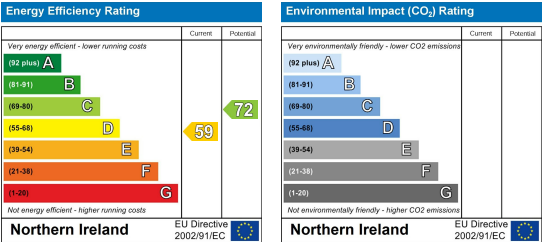
Floor Plan



Viewing

Please contact our Nest Estate Agents Office on 02893438090 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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